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**The Important Bit!**

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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2 Fonhill Way, Bitton, Bristol, Gloucestershire, BS30 6JY

£1,200 PCM



Council Tax Band: C | Property Tenure:

**THREE BEDROOM SEMI DETACHED PROPERTY IN THE EVER POPULAR BITTON AREA!!**  
 This fabulous property ticks all the boxes and is sure to be snapped up quickly!! Set in a well proportioned plot with driveway parking. Internally the spacious accommodation offers; porch, large lounge, kitchen/diner with electric oven & gas hob, bathroom with a three piece white suite and a shower over the bath, a master bedroom with a built in wardrobe and two further bedrooms both of which have plenty of storage.  
 Further benefits include gas central heating and double glazing. Available 13th April 2026 and offered unfurnished!! Ideally suited to a family!! Not suitable for smokers, students or sharers!!

Council Tax Band: C  
 Holding Deposit: £276.92  
 Dilapidations Deposit: £1384.61

AWARD WINNING LETTING AGENT



- Porch**  
3'3" x 6'5" (0.99m x 1.96m)
- Kitchen/Diner**  
9'5" x 16'3" (2.87m x 4.95m)  
Gas cooker and hob. Storage cupboard.
- Lounge**  
14'7" x 16'2" (4.47m x 4.95m)
- Landing**  
9'2" x 6'2" (2.79m x 1.88m)
- Bedroom One**  
12'8" x 8'6" (3.86m x 2.59m)  
Built in wardrobe
- Bedroom Two**  
8'3" x 8'11" (2.54m x 2.74m)  
Built in wardrobe
- Bedroom Three**  
9'8" x 7'6" (2.97m x 2.29m)  
Storage cupboard

- Bathroom**  
5'5" x 7'4" (1.65m x 2.24m)  
Bath with shower hose attached to taps, wash hand basin & wc.
- Front & Rear Garden**
- Parking**  
In front of garage for one car (GARAGE NOT INCLUDED)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

